

Don Johnson

Subject: FW: Surplus land

-----Original Message-----

From: Schnitzer, Sara (SEN) [mailto:Sara.Schnitzer@state.ma.us]

Sent: Wednesday, March 30, 2005 1:30 PM

To: Don Johnson

Subject: Surplus land

Dear Don,

Outside Section 548 authorized DCAM to sell state land without a vote of the legislature and took away the municipality's first option to purchase the property. There has been a huge outcry about this, and the fight over whether or how to extend the provisions has begun.

Please take a look at the MAPC report released on Monday and available at their website at www.mapc.org. It is mostly their suggested changes to Outside Section 548, but at the beginning, there is a good summary of what's been happening. Although this passed almost two years ago, I think it took DCAM a while to rev up, so the results took a while to hit the fan. Also, this is one of those things that hits one community at a time, so Waltham and Lexington have been fighting it but the rest of us haven't seen the impacts.

DCAM was going to put some information on their website, but I haven't found it yet.

Section

Sally Schnitzer

Legislative Director

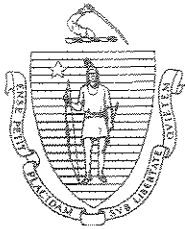
Senator Pamela Resor

Middlesex and Worcester District

NOTE TO BOS -
THE MAPC REPORT IS
LARGE BUT IT GIVES BETTER
INSIGHT TO WHAT IS HAPPENING.
I WILL SEEK BOARD DIRECTION
IN THIS REGARD AT YOUR 4/4/05
PRE-TOWN MEETING MEETING.

Don

4/1/2005



MITT ROMNEY
GOVERNOR

KERRY HEALEY
LIEUTENANT GOVERNOR

The Commonwealth of Massachusetts

Executive Office for Administration and Finance

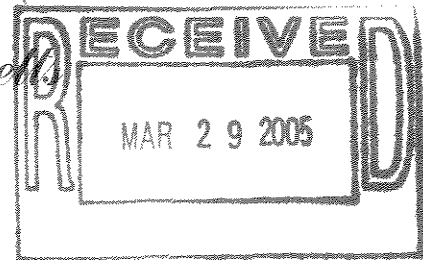
Division of Capital Asset Management

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Boston, Massachusetts 02108

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ERIC A. KRISS
SECRETARY, ADMINISTRATION
& FINANCE

DAVID B. PERINI
COMMISSIONER

March 23, 2005

William Shupert
Chairman, Board of Selectmen
Town Hall
472 Main Street
Acton, Massachusetts 01720

RE: Notification of Surplus Commonwealth Property: Acton

Dear Chairman Shupert:

Section 548 of Chapter 26 of the Acts of 2003 ("Section 548") authorizes the Commissioner of the Division of Capital Asset Management and Maintenance ("DCAM") to convey property which is surplus to current and foreseeable state needs. Section 548 provides that if the Commissioner determines that real property is surplus, the Commissioner shall "provide written notice, for each city or town in which the property is located, to the city manager in the case of a city under Plan E form of government, the mayor and city council in the case of all other cities, the chairman of the board of selectmen in the case of a town, the county commissioners, the regional planning agency and members of the General Court". The notice is informational and you are not required to take any action in response.

Pursuant to Section 548, I am writing to inform you that DCAM has determined that approximately 8.42± acres, of state-owned land, located on Route 2, off Charter Road in the town of Acton (the "Premises") is surplus to current and foreseeable state needs, and is available for disposition under Section 548. The Premises consist of vacant woodland, formerly acquired for future highway expansion. It is no longer needed for highway related purposes. Please refer to the attached maps, site plans (if any) and fact sheet.

The Massachusetts Highway Department (MHD) has not recommended any use restrictions for the Premises.

Sincerely,

David B. Perini
Commissioner

DBP/tjg
Enclosure

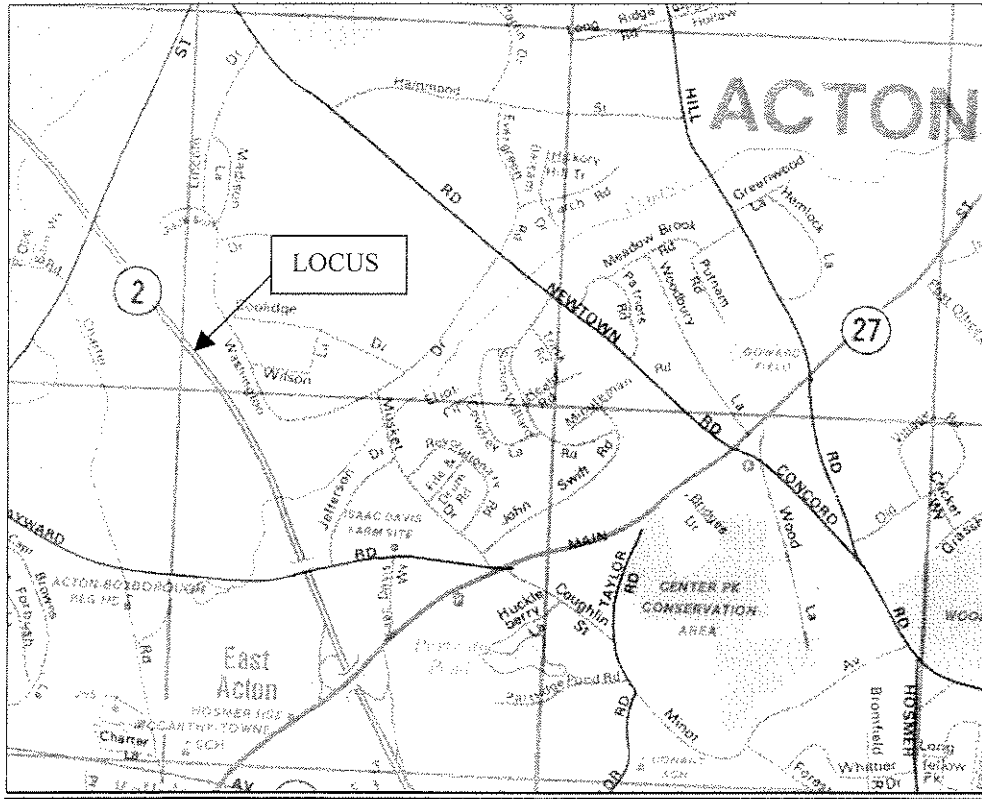
cc: S. Andrews, DCAM REM
M. McMahon, DCAM DGC

**FACT SHEET
SURPLUS STATE-OWNED REAL PROPERTY
LOCATED IN THE TOWN OF ACTON**

LOCATION: Route 2, off of Charter Road.
SHAPE: Two irregular shaped parcels.
AREA: 8.42± acres (366,770 square feet)
FEATURES: The property is vacant land, relatively flat with limited scrub vegetation growth.
CURRENT USE: The property has been declared excess to Highway needs.
FRONTAGE: No access is allowed onto or off of Route 2
UTILITIES: Unknown
ZONING: Residential 2 (R2)
TERM: Release Deed.
PLAN: See attached copies of reduced highway plans.
LEGISLATION: MGL Chapter 81, section 7E.

**DISPOSITION CONDITIONS RECOMMENDED BY THE MASSACHUSETTS
HIGHWAY DEPARTMENT (MHD)**

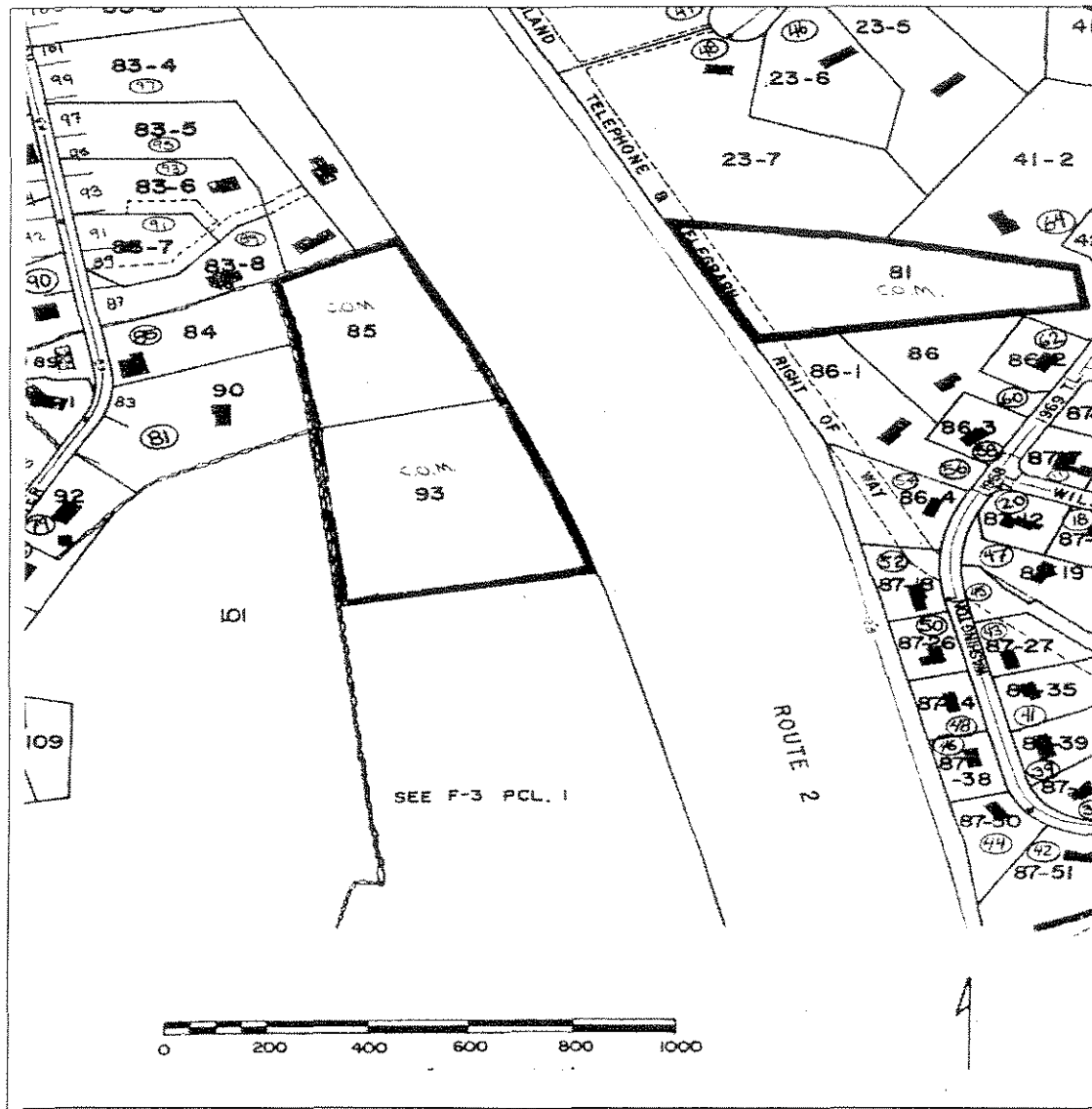
1. The sale will be subject to the Federal Highway Administration approval.
2. The purchaser will be required to prepare a Plot Plan and a deed description (to Department Specifications) at his own expense.
3. That "No Access" shall be permitted onto Route 2
4. That the purchaser will be required to prepare and submit to the Department and to MEPA an Environmental Notification Form.



TOWN OF ACTON: Two (2) parcels of former highway land, consisting of 366,770 ± square feet located off the eastbound lane of Route 2, off Charter Road in the town of Acton.

Division of Capital Asset Management
One Ashburton Place, 15th Floor
Boston, Massachusetts

LOCUS PLAN



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SITE PLAN